File #200370123

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of August, 2003.

Notary Public

MY COMMISSION EXPIRES: 8-14-05 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Edwards	Suntrust Mortgage Inc	Map: 149-2-B-87
(NAME)	(NAME)	
904 Strand Fleet Dr.	2014 Raven	Parcel:
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Nash TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, CRAIG GIBBS, MARRIED, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto ROBERT F. EDWARDS, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 205, on the Plan of Piccadilly Square, Phase II, as shown by plat appearing of record in Plat Book 6250, Page 92, 93, and 94, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Interbay Funding, L.L.C. by Substitute Trustee's Deed dated November 13, 2002 of record in Instrument No. 20021113-0140546 and being further conveyed to Craig Gibbs, married by Special Warranty Deed Deed dated May 20, 2003 of record in Instrument No. 20030609-0079091, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 6236, Page 683 and amended in Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534 and amended in Book 6300, Page 409 and re-recorded in Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6581, Page 184 and Book 6518, Page 190; By-Laws of record in Book 6236, Page 708 and amended in Book 6295, Page 572 and Book 6295, Page 580, Book 6295, Page 588, Book 6300, Page 431; Charter for Piccadilly Square Homeowners' Association of record in Book 7288, Page 963; Addendum to Declaration of Covenants, Conditions and Restrictions of record in Book 8083, Page 386; Information Brochure of record in Book 6236, Page 726 and amended in Book 6295, Page 596 and Book 6295, Page 602, Book 6300, Page 439; Articles of Incorporation of record in Book 6236, Page 703 and amended in Book 6295, Page 548, Book 6295, Page 564, Book 6295, Page 556 and Book 6300, Page 423; Easement of record in Book 7883, Page 280 and Book 10435, Page 902; Document of Clarification of record in Book 6830, page 739; Quitclaim Deed to Homeowners' Association for open spaces of record in Book 7778, Page 366; and, any and all matters shown on plat of record in Plat Book 6250, Page 92, 93, and 94; all in the Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

Unimproved ( )
This is improved (X) property, known as 904 Strand Fleet Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of August, 2003.

Craig Gibbs

Craig Gibbs

Davidson County DEEDWARR
Recvd: 09/12/03 08:25 2pgs
Fees:13.00 Taxes:432.53

20030912-0133938

STATE OF Tennessee

COUNTY OF Davidson

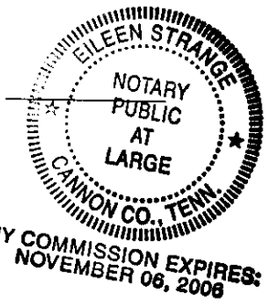
Before me, the undersigned Notary Public, personally appeared Craig Gibbs, married, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of August, 2003.

Eileen Strange

Notary Public

My Commission Expires: _____



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217